



25th October, 2017

Ross & Melinda Grayson
PO Box 368
Bulimba, Qld 4171

Dear Ross & Melinda

Re: Your land at 4/13 First Avenue, Somerset.

Thank you for the opportunity to discuss your property needs.

The current Real Estate market is very exciting and one that is extremely difficult to predict. With increasing buyer enquiries and shortage of properties for sale, the advantage is now in your favour.

The following appraisal price is substantiated by existing sales within the area in close proximity to your property and encompassing similar size and attributes.

Buyers today have access to much of the same information and as a result, they would most likely attempt to acquire your property between **\$250,000 - \$280,000** however with a proper sales campaign we would aim to achieve a premium of **\$250,000** or more.

I trust you have found this information to be of value and I look forward to the opportunity to work with you in the future.

Please do not hesitate to contact me if I can be of further assistance, 0447 466 177.

Yours faithfully,

Taylor Kleinberg
Co-Director and Lead Agent
Place Estate Agents
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